

**PROPERTY INFORMATION PAGE**

Owner: James Keitel

**Address: 140th Avenue, Lost Nation, IA 52254**

**Directions:** From Highway 136 at Lost Nation, go north on 140th Avenue 1.5 miles, property on the west side.

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TYPE OF PROPERTY: Cropland, hay ground, pasture.

POSSESSION DATE: At legal closing. The tenant has been terminated for the 2023 season.

LOCATION: Section 15, Sharon Township, Clinton County, IA

TAX ACRES: 79.32

NET TAXES: \$2278

DRAINAGE: Tile and natural. No tile maps available.

ROAD TYPE: Gravel

EASEMENTS: None

CROPLAND: Approximately 66 acres currently in row crop production. Remainder in hay.

**FSA INFORMATION**      FARM # 7655      TRACT # 13130

FARMLAND: 79.35      CROPLAND: 73.68

**BASE ACRES: CORN:** Base Acres 34    PLC Yield: 171      **OATS:** Base Acres 9.3    PLC Yield: 70

CSR2 (Cropland): 53.3    FSA Acres 73.68

TOPOGRAPHY: Level to Rolling

**COMMENTS:** Well cared for mostly cropland parcel with good access from 140th Avenue. Productive soils include Downs, Fayette and Colo silt loams, Lindley clay loam, Fayette silty clay loam and Arenzville-Chaseburg complex. For more information go to [www.eastiowaland.com](http://www.eastiowaland.com), or please call Chuck Schwager at East Iowa Real Estate, 563-599-4277.

**VERIFICATION OF DATA PROVIDED SHALL BE RESPONSIBILITY OF BUYER**

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